

Planning \$	10.00
TCP \$	0
Drainage \$	0
SIF\$	0

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Public Works and Planning Department

BLDG PERMIT NO.
FILE #

pl

Building Address 2954 3/4 D Rd
 Parcel No. 2943-174-40-000
 Subdivision COUNTRY PLACE ESTATES
 Filing 1 Block 1 Lot 0

Multifamily Only:
 No. of Existing Units _____ No. Proposed _____
 Sq. Ft. of Existing _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION: Tract "A"

Name TML ENTERPRISES INC
 Address P.O. Box 2569
 City / State / Zip Grand Jct CO 81502

DESCRIPTION OF WORK & INTENDED USE:
 Remodel Change of Use (*Specify uses below)
 Addition Change of Business
 Other: _____

APPLICANT INFORMATION:

Name TML ENTERPRISES INC
 Address P.O. Box 2569
 City / State / Zip Grand Jct CO 81502
 Telephone 970-245-9271

* FOR CHANGE OF USE:
 *Existing Use: _____
 *Proposed Use: Control Box for Sprinklers
 Estimated Remodeling Cost \$ _____
 Current Fair Market Value of Structure \$ _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF	
ZONE <u>R-8</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Landscaping/Screening Required: YES NO
Side _____ from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions: _____
Voting District <u>C</u>	Ingress / Egress Location Approval _____ (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works and Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 10-OCT-07
 Planning Approval [Signature] Date 10-12-07

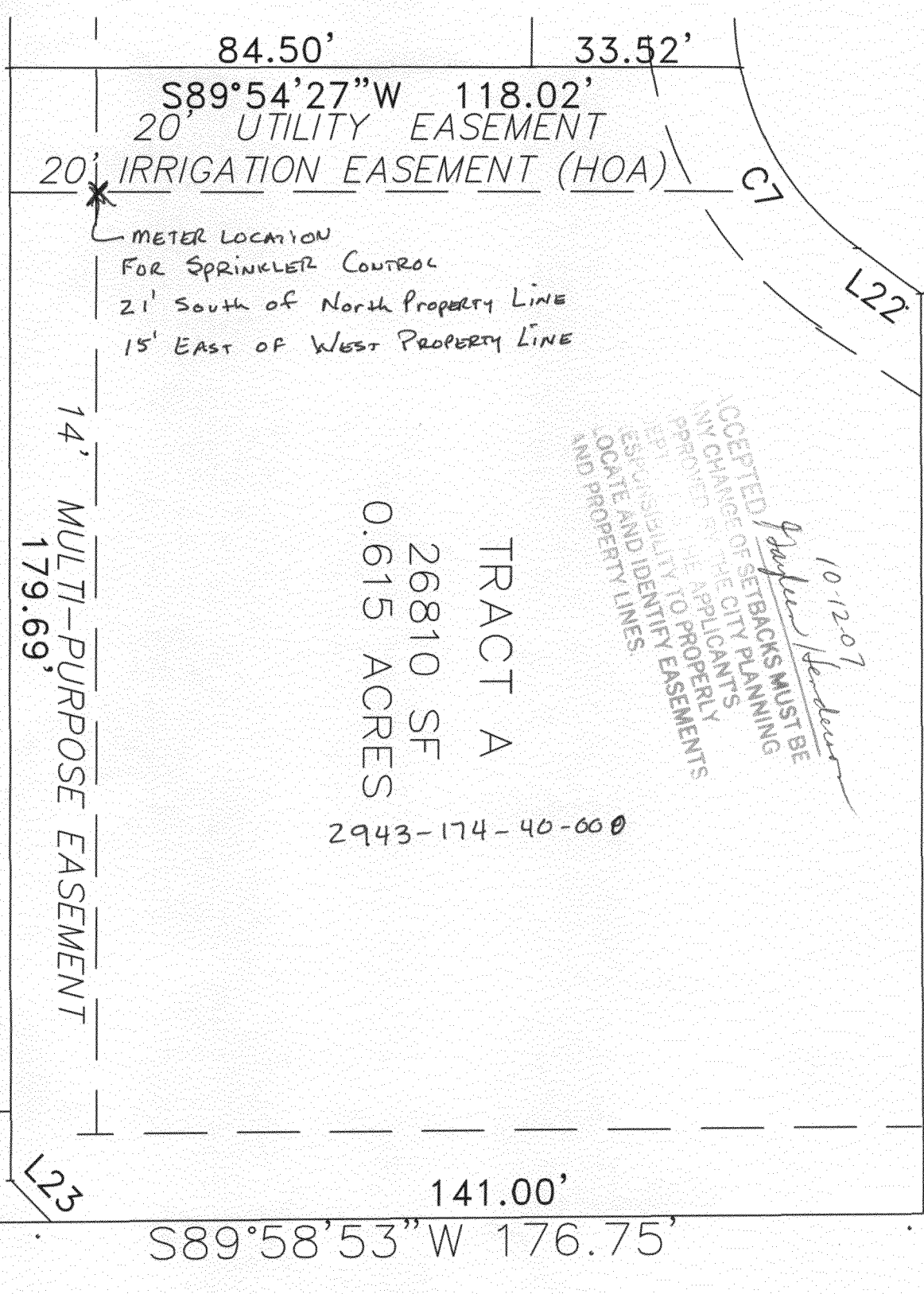
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No. <u>APR 10</u>
Utility Accounting <u>[Signature]</u>	Date <u>10-12-07</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



N00°05'33"W 213.46'

only 2/1/02



84.50' | 33.52'

S89°54'27"W 118.02'

20' UTILITY EASEMENT

20' IRRIGATION EASEMENT (HOA)

METER LOCATION
 FOR SPRINKLER CONTROL
 21' South of North Property Line
 15' East of West Property Line

14' MULTI-PURPOSE EASEMENT
 179.69'

TRACT A
 26810 SF
 0.615 ACRES
 2943-174-40-000

10-12-07
Stephen Henderson
 ACCEPTED OF SETBACKS MUST BE
 IN CHANGE OF THE CITY PLANNING
 DEPT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

29'

35.76'

141.00'

S89°58'53"W 176.75'

D-ROAD

S00°12'15"E 150.00'